

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Adam Development Properties, L.P. (formerly known as TAC Realty, Inc.) by its general partner Adam Development Properties GP, L.L.C., owner and developer of Miramont, Section 3 as shown on this plat and being a portion of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 3802, Page 240 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Donald A. Adam, Chairman and Chief Executive Officer

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald A. Adam, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 20 day of 20

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20

Planning Administrator, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQuinn, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of 20 in the Official Records of Brazos County, Texas in Volume Page

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of 20 and same was duly approved on the day of 20 by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

Point of Beginning at the N. Corner of the 432.09 acre tract S 45°02'14" W - 3322.85'

FM 1179 80' R.O.W.

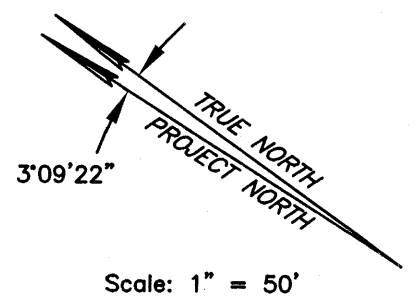
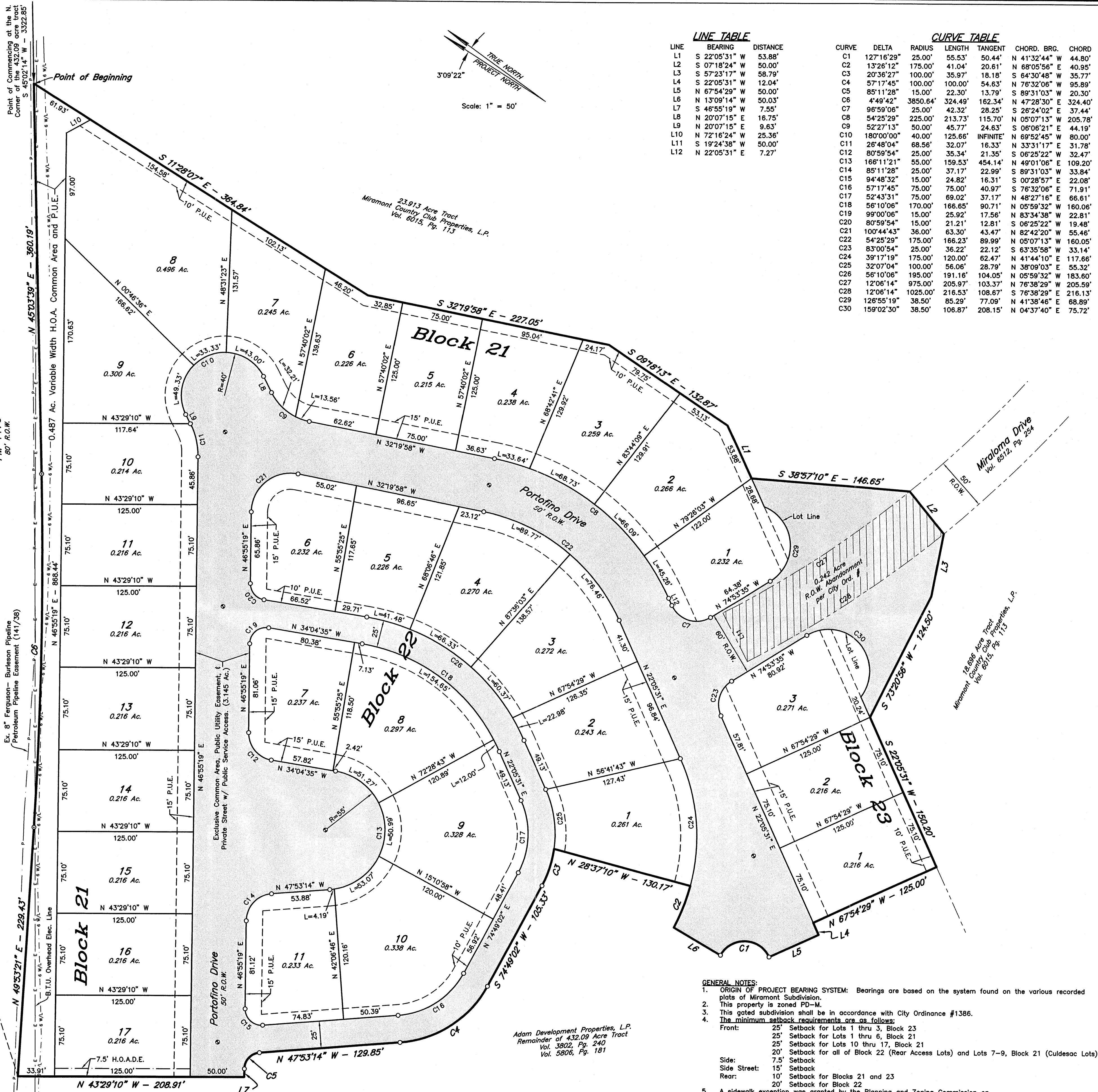
Ex. 8" Ferguson-Burleson Pipeline Petroleum Pipeline Easement (141/138)

N 23°51'17" E - 173.03' City of Bryan Monument #27

N 49°53'21" E - 228.43'

N 43°29'10" W - 125.00'

Approx. Location of 20' wide W.W.S.C. Water Line Easement (309/674) (Emrt. Centered on Pipeline, as laid)

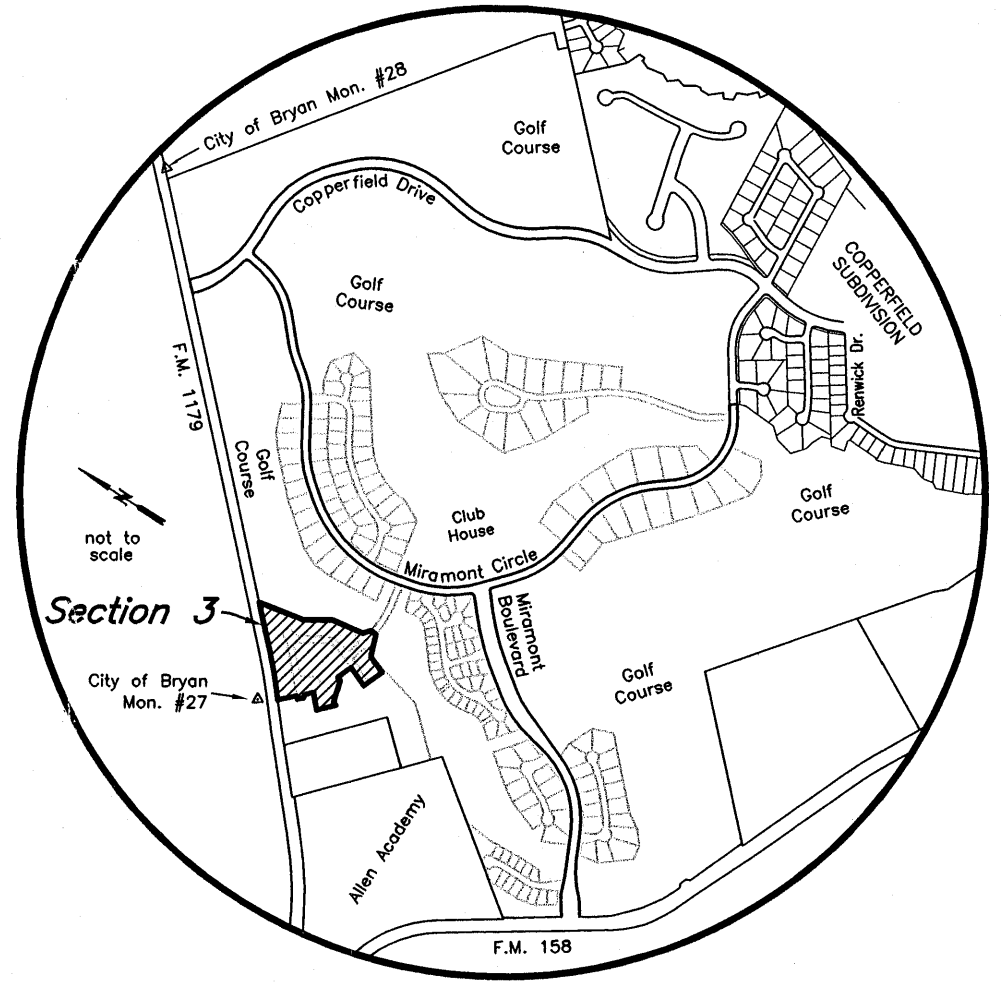


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°05'31" W	53.88'
L2	S 07°18'24" W	50.00'
L3	S 57°23'17" W	58.79'
L4	S 22°05'31" W	12.04'
L5	N 67°54'29" W	50.00'
L6	N 13°09'14" W	50.03'
L7	S 46°55'19" W	7.55'
L8	N 20°07'15" E	16.75'
L9	N 20°07'15" E	9.63'
L10	N 72°16'24" W	25.38'
L11	S 19°24'38" W	50.00'
L12	N 22°05'31" E	7.27'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	127°16'29"	25.00'	55.53'	50.44'	N 41°32'44" W	44.80'	
C2	13°26'12"	175.00'	41.04'	20.61'	N 68°05'56" E	40.95'	
C3	20°36'27"	100.00'	35.97'	18.18'	S 64°30'48" W	35.77'	
C4	57°17'45"	100.00'	100.00'	54.83'	N 76°32'06" W	95.89'	
C5	85°11'28"	15.00'	22.30'	13.79'	S 89°31'03" W	20.30'	
C6	4°49'42"	3850.64'	324.49'	162.34'	N 47°28'30" E	324.40'	
C7	96°59'06"	25.00'	42.32'	28.25'	S 26°24'02" E	37.44'	
C8	54°25'29"	225.00'	213.73'	115.70'	N 05°07'13" W	205.78'	
C9	52°27'13"	50.00'	45.77'	24.63'	S 08°06'21" E	44.19'	
C10	180°00'00"	40.00'	125.66'	INFINITE	N 69°52'45" W	80.00'	
C11	26°48'04"	68.56'	32.07'	16.33'	N 33°11'17" E	31.78'	
C12	80°59'54"	25.00'	35.34'	21.35'	S 06°25'22" W	32.47'	
C13	166°11'21"	55.00'	159.53'	454.14'	N 49°01'06" E	109.20'	
C14	85°11'28"	25.00'	37.17'	22.99'	S 89°31'03" W	33.84'	
C15	94°48'32"	15.00'	24.82'	16.31'	S 00°28'57" E	22.08'	
C16	57°17'45"	75.00'	75.00'	40.97'	S 76°32'06" E	71.91'	
C17	52°43'31"	75.00'	69.02'	37.17'	N 48°27'16" E	66.81'	
C18	56°10'06"	170.00'	166.65'	90.71'	N 05°59'32" W	160.06'	
C19	99°00'06"	15.00'	25.92'	17.56'	N 83°34'38" W	22.81'	
C20	80°59'54"	15.00'	21.21'	12.81'	S 06°25'22" W	19.48'	
C21	100°44'43"	36.00'	63.30'	43.47'	N 82°42'20" W	55.46'	
C22	54°25'29"	175.00'	166.23'	89.99'	N 05°07'13" W	160.05'	
C23	63°00'54"	25.00'	36.22'	22.12'	S 63°35'58" E	33.14'	
C24	39°17'19"	175.00'	120.00'	62.47'	N 41°44'10" E	117.66'	
C25	32°07'04"	100.00'	56.06'	28.79'	N 38°09'03" E	55.32'	
C26	56°10'06"	195.00'	191.16'	104.05'	N 05°59'32" W	183.60'	
C27	12°06'14"	975.00'	205.97'	103.37'	N 76°38'29" W	205.59'	
C28	12°06'14"	1025.00'	216.53'	108.67'	S 76°38'29" E	216.13'	
C29	126°55'19"	38.50'	85.29'	77.09'	N 41°38'46" E	68.89'	
C30	159°02'30"	38.50'	106.87'	208.15'	N 04°37'40" E	75.72'	



Location Map

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas and being part of the 432.09 acre tract described in the deed from Bardan Group, Inc. to TAC Realty, Inc. recorded in Volume 3802, Page 240 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 3/4-inch iron rod marking the north corner of the said 432.09 acre tract, said iron rod also being in the southeast right-of-way line of F.M. 1179 (based on an 80-foot width);

THENCE: S 45° 02' 14" W for a distance of 3322.85 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING, said iron rod being in the aforementioned right-of-way line of F.M. 1179;

THENCE: S 11° 28' 07" E into the interior of the said 432.09 acre tract for a distance of 364.84 feet to a 1/2-inch iron rod set for corner;

THENCE: S 32° 19' 58" E for a distance of 227.05 feet to a 1/2-inch iron rod set for corner;

THENCE: S 09° 18' 13" E for a distance of 132.87 feet to a 1/2-inch iron rod set for corner;

THENCE: S 22° 05' 31" W for a distance of 53.88 feet to a 1/2-inch iron rod set for corner;

THENCE: S 38° 57' 10" E for a distance of 146.65 feet to a 1/2-inch iron rod set for corner, said iron rod being in the northeast right-of-way line of Miraloma Drive (based on a 50' width);

THENCE: S 07° 18' 24" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner in the southwest right-of-way line of said Miraloma Drive;

THENCE: S 57° 23' 17" W for a distance of 58.79 feet to a 1/2-inch iron rod set for corner;

THENCE: S 73° 20' 56" W for a distance of 124.50 feet to a 1/2-inch iron rod set for corner;

THENCE: S 22° 05' 31" W for a distance of 150.20 feet to a 1/2-inch iron rod set for corner;

THENCE: N 67° 54' 29" W for a distance of 125.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 22° 05' 31" W for a distance of 12.04 feet to a 1/2-inch iron rod set for corner;

THENCE: N 67° 54' 29" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner;

THENCE: 55.53 feet in a counter-clockwise direction along the arc of a curve having a central angle of 127° 16' 29", a radius of 25.00 feet, a tangent of 50.44 feet and a long chord bearing N 41° 32' 44" W at a distance of 44.80 feet to a 3/4-inch iron pipe set for corner;

THENCE: N 13° 09' 14" W for a distance of 50.03 feet to a 1/2-inch iron rod set for corner;

THENCE: 41.04 feet in a counter-clockwise direction along the arc of a curve having a central angle of 13° 26' 12", a radius of 175.00 feet, a tangent of 20.61 feet and a long chord bearing S 64° 30' 48" W at a distance of 40.95 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 74° 49' 02" W for a distance of 105.33 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 100.00 feet along the arc of said curve having a central angle of 57° 17' 45", a radius of 100.00 feet, a tangent of 54.83 feet and a long chord bearing N 76° 32' 06" W at a distance of 95.89 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 47° 53' 14" W for a distance of 129.85 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 22.30 feet along the arc of said curve having a central angle of 85° 11' 28", a radius of 15.00 feet, a tangent of 13.79 feet and a long chord bearing S 89° 31' 03" W at a distance of 20.30 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 46° 55' 19" W for a distance of 7.55 feet to a 1/2-inch iron rod set for corner;

THENCE: N 43° 28' 10" W for a distance of 208.91 feet to a 1/2-inch iron rod set for corner, said iron rod being in the said southeast right-of-way line of F.M. 1179, from whence City of Bryan Monument No. 27 bears N 28° 35' 17" E at distance of 173.03 feet for reference;

THENCE: N 49° 53' 21" E for a distance of 229.43 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left;

THENCE: 324.49 feet along the arc of said curve having a central angle of 04° 49' 42", a radius of 3850.64 feet, a tangent of 162.34 feet and a long chord bearing N 47° 28' 30" E at a distance of 324.40 feet to a found 1/2-inch iron rod for the Point of Tangency;

THENCE: N 45° 03' 38" E for a distance of 360.19 feet to the POINT OF BEGINNING and containing 11.462 acres of land, more or less.

GENERAL NOTES:

- ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plots of Miramont Subdivision.
- This property is zoned PD-M.
- This gated subdivision shall be in accordance with City Ordinance #1386.
- The minimum setback requirements are as follows:  
Front: 25' Setback for Lots 1 thru 3, Block 23  
25' Setback for Lots 1 thru 6, Block 21  
25' Setback for Lots 10 thru 17, Block 21  
20' Setback for all of Block 22 (Rear Access Lots) and Lots 7-9, Block 21 (Culdesac Lots)  
Side: 15' Setback  
Side Street: 10' Setback for Blocks 21 and 23  
Rear: 20' Setback for Block 22
- A sidewalk exception was granted by the Planning and Zoning Commission on \_\_\_\_\_.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100134 C, effective July 2, 1992, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500-year flood plain.
- The Exclusive Common Area (shaded area), including the Private Street, Medians and gate facility shall be owned and maintained by the Homeowners' Association.
- Parkland Dedication requirements will be satisfied through a Fee-Simple dedication of land and monetary payment of Development Fee.
- Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

- - 3/4" Iron Pipe Set
- ⊙ - 1/2" Iron Rod Found

Abbreviations:

- H.O.A.E. - Home Owners Assoc. Easement
- H.O.A.D.E. - Home Owners Assoc. Drainage Easement
- P.U.E. - Public Utility Easement
- W.W.S.C. - Wixom Water Supply Corp.

FINAL PLAT

MIRAMONT  
SECTION 3

LOTS 1-17, BLOCK 21  
LOTS 1-11, BLOCK 22  
LOTS 1-3, BLOCK 23  
11.462 ACRES

J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2006  
SCALE: 1" = 50'

Owner:

Adam Development Properties, L.P.  
11111 Briarcrest Dr., Suite 300  
Bryan, Texas 77802  
(979) 776-1111

Surveyor:

McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Development & Engineering  
Services  
MAR 1 2006

MB